

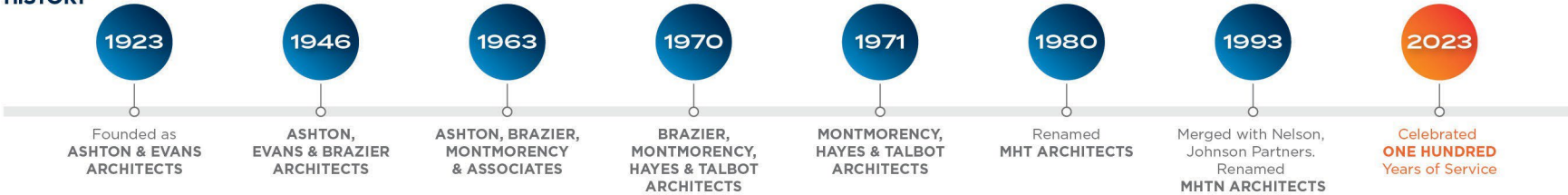
EXECUTIVE SUMMARY



vision made **real**

MHTN ARCHITECTS, INC.
280 South 400 West, Suite 250
Salt Lake City, Utah 84101
801.595.6700
www.mhtn.com
Federal Tax ID # 87-0374713

HISTORY



SERVICES



PREDESIGN

- › Programming
- › Master Planning
- › Facility Assessment
- › Bond Support



ARCHITECTURE

- › Building Design
- › Core & Shell, Tenant Improvement
- › Facility Renovations & Restoration
- › High Performance Design



INTERIOR DESIGN

- › Interior Design
- › Furniture Specification
- › Educational Space Planning
- › Experiential Graphics & Signage



LANDSCAPE ARCHITECTURE

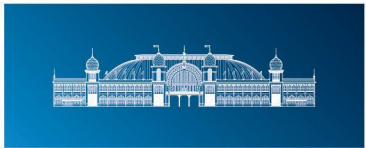
- › Site Evaluation
- › Site Development
- › Planting and Irrigation Design
- › Athletic Facility Design



PLANNING

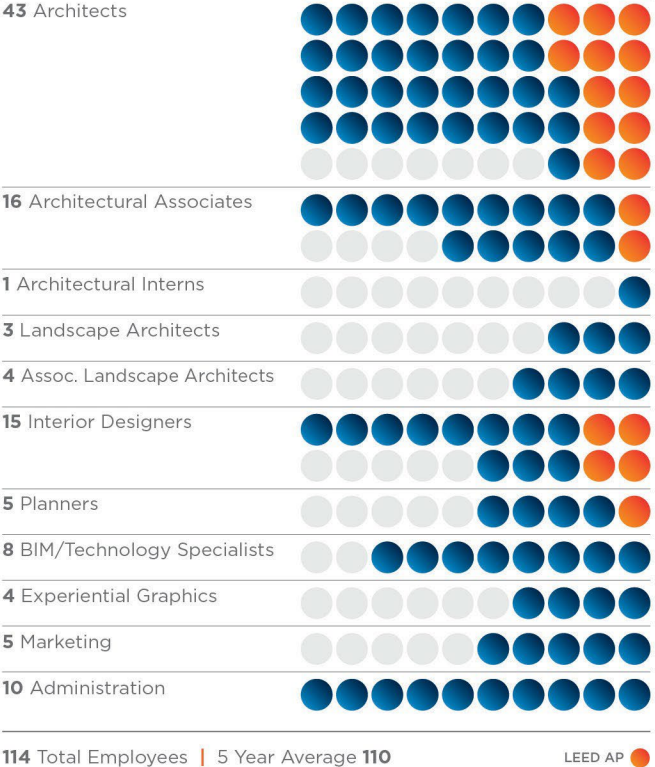
- › Master Planning
- › Urban Design & Placemaking
- › Land Use & Small Area Planning
- › Transportation & Corridor Planning

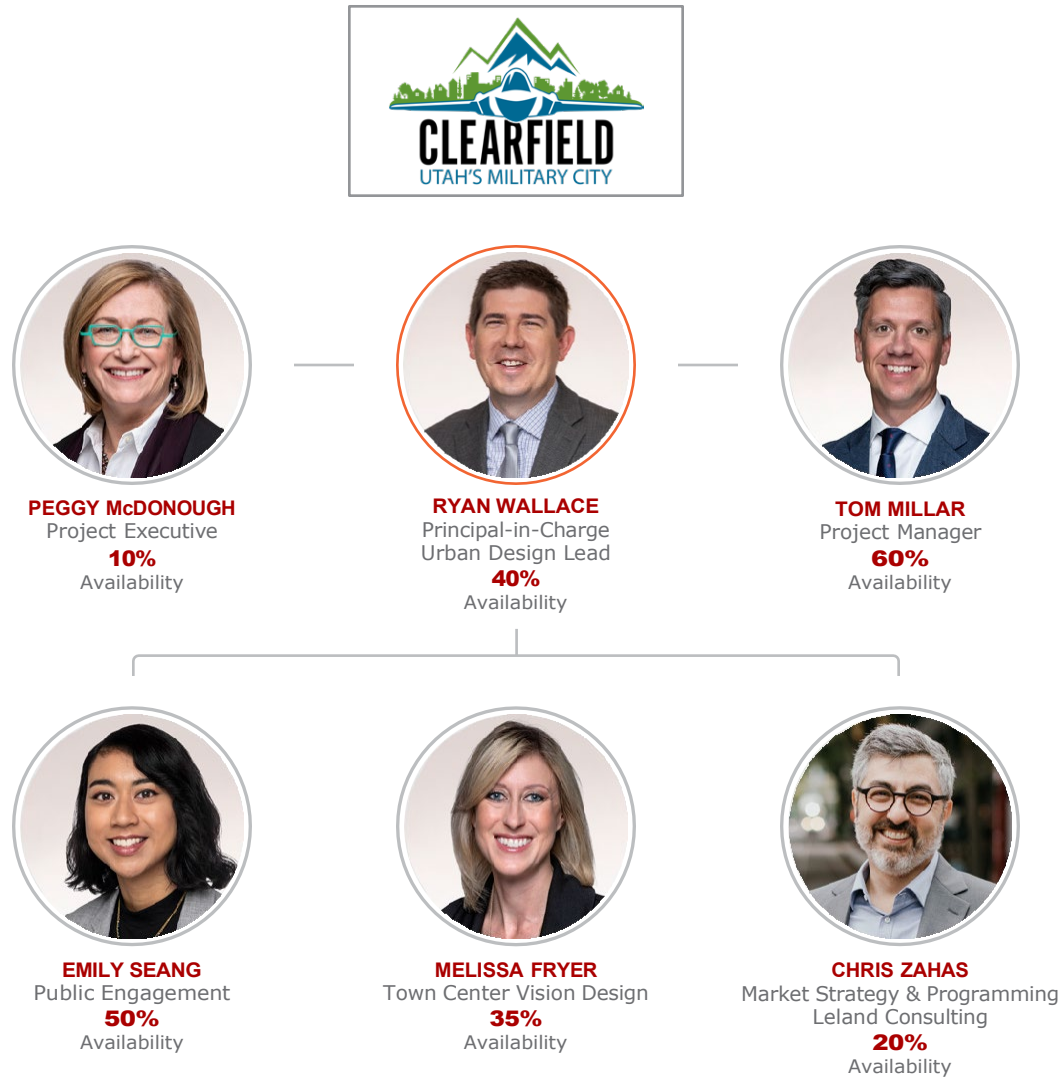
A CENTURY OF DESIGN



1923	Saltair Pavilion II
1936	Centre Theatre
1948	Veteran's Hospital
1951	Cancer Research Building
1960	Salt Lake City International Airport
1972	Heber City Zions Bank
1987	Salt Lake County Government Center
1999	Skaggs Catholic Center
2001	University of Arizona Student Union
2015	Mount Jordan Middle School
2023	Provo Municipal Airport

PERSONNEL





RESUMES



PEGGY McDONOUGH AIA, LEED AP

**PROJECT EXECUTIVE
DESIGN PRINCIPAL**

BArch, University of Notre Dame
Global Center for Architecture, Rome, IT

- » Began career in 1983
- » Began at MHTN in 2002
- » Advisory Board, University of Utah College of Architecture & Planning
- » License # 6090093-0301

EXPERIENCE

Taylorsville Commercial Center Centers Master Plan and Feasibility Study, Taylorsville, UT

Millcreek City Hall, Millcreek, UT

Millcreek City Center Master Plan, Millcreek, UT

Kaysville Civic Plaza and Main Street Visioning, Kaysville, UT

Kaysville City Hall Renovation and Addition, Kaysville, UT

Salt Lake County, West Jordan Library & Viridian Event Center, West Jordan, UT

Salt Lake County, Draper Library (LEED® Silver Certified), Draper, UT

Saratoga Springs Fire Station Improvements, Saratoga Springs, UT

Pluralsight Campus Master Plan, Draper, UT

Adobe Miscellaneous Tenant Improvement Projects, Lehi, UT

Sandy 10-Story Office and Parking Structure, Sandy, UT

Highline Office Park, Draper, UT

Bear River Bird Refuge Visitors Center, Brigham City, UT*

Antelope Island Visitors Center, Antelope Island State Park, UT*

Young Parents High School and Child Care Center, Kaysville, UT*

**Prior to MHTN*



RYAN WALLACE AIA, AICP, NCARB

**PRINCIPAL-IN-CHARGE
URBAN DESIGN LEAD**

Master of Architecture
North Carolina State University

- » Began career in 2010
- » Began at MHTN in 2015
- » American Institute of Certified Planners # 29438
- » License # 9767412-0301

EXPERIENCE

South Ogden City Center Master Plan, South Ogden, UT

Pleasant Grove Downtown Master Plan, Pleasant Grove, UT

American Fork Polycentric City Center Master Plan, AF, UT

Nampa Downtown Plan, Nampa, ID

Eagle Mountain Downtown Plan, Eagle Mountain, UT

Saratoga Springs Downtown Master Plan, Saratoga Springs, UT

Vernal Downtown Plan, Vernal, UT

Grantsville Main Street Vision, Grantsville, UT

Brian Head Main Street Plan, Brian Head, UT

Millcreek City Center Master Plan, Millcreek, UT

Kaysville Civic Plaza and Main Street Visioning, Kaysville, UT

Heber City Trailhead Plaza Design, Heber City, UT

Vernal Community Block Plan and Design, Vernal, UT

Millcreek Common Phase 2, Millcreek, UT

Millcreek City Hall, Millcreek, UT

Riverton City Hall Plaza, Riverton, UT

Kaysville City Hall Renovation & Addition, Kaysville, UT



TOM MILLAR

PROJECT MANAGER
MHTN Architects
Honors BA Urban Planning
University of Utah

- » Began career in 2013
- » Began at MHTN in 2026
- » Extensive Urban Planning, Transportation, Parks, and Plaza Design Experience
- » Public Sector Project Management Experience

EXPERIENCE

Parks, Trails, and Open Space \$85M General Obligation (GO) Bond Ballot Measure, Salt Lake City, UT*

Fleet Block Square & Mid-Block Streets, Salt Lake City, UT*

900 South & 9-Line Trail Implementation Study, Engineering Design & Construction, Salt Lake City, UT*

Kaysville & Farmington Active Transportation Plans, Davis County, UT*

Wayfinding, Signage, and Placemaking Plan, North Logan, UT

Foothill Drive Implementation Strategy, Salt Lake City, UT*

999 South Main Street Development Master Plan, Salt Lake City, UT

Glendale Park, Salt Lake City, UT*

Pioneer Park & Downtown Farmers Market, Salt Lake City, UT*

S-Line Station Areas Plan, South Salt Lake, UT

St. George Complete Streets Policy, St. George, UT*

Capital Asset Planning Committee, Salt Lake City, UT*

**Prior to MHTN*



EMILY SEANG

PUBLIC ENGAGEMENT
MHTN Architects
Honors Bachelor of Science in Urban Ecology, University of Utah

- » Began career in 2019
- » Began at MHTN in 2021
- » Extensive Public Engagement Experience

EXPERIENCE

Eagle Mountain Parks, Trails, and Open Space Master Plan Update, Eagle Mountain, UT

Vernal Community Block Plan, Vernal, UT

Pleasant Grove Implementable Downtown Plan, Pleasant Grove, UT

American Fork Polycentric City Center Master Plan, American Fork, UT

Eagle Mountain Downtown Plan, Eagle Mountain, UT

Heber City Main Street Park / Trailhead Plaza Plan, Heber, UT

Midvale Parks, Trails, and Open Space Master Plan, Midvale, UT

St. Andrews Parish Church, Daybreak/South Jordan, UT

West Valley Station Area Plans, West Valley City, UT

Holladay Spring Lane Adaptive Re-Use Plan (Phase 1 & 2), Holladay, UT

Vineyard 10-Year Economic Development Strategic Plan, Vineyard, UT

North Ogden Small Commercial Area Plan, North Ogden, UT

Midvale Fort Union Corridor Study, Midvale, UT

Midvale Station Area Plans, Midvale, UT

Midvale State Street Corridor Study, Midvale, UT

University of Utah Institute South Campus Planning Study, UT



MELISSA FRYER AICP

TOWN CENTER VISION DESIGN
MHTN Architects
Master of City and Metropolitan Planning
University of Utah

- » Began career in 2014
- » Began at MHTN in 2022
- » Member American Society of Landscape Architects
- » 2015 Urban Design Utah Honor Award
- » AICP # 417624

EXPERIENCE

Clearfield Library Plaza Concept Design, Clearfield, UT*

Smith Ranch Community Park Expansion, Eagle Mountain, UT

North Ogden South Commercial Area Plan, North Ogden, UT

Saratoga Spring Downtown Plan, Saratoga Springs, UT

Midvale Station Area Planning, Midvale, UT

300 West Corridor Plan, Salt Lake City, UT

5400 South Redwood Road Small Area Plan, Taylorsville, UT*

Bear Lake Comprehensive Master Plan, Garden City, UT*

Judge Memorial High School Master Plan, Salt Lake City, UT

Grand County School District Master Plan, Moab, UT

Gardner Learning & Leadership Building, Utah State University, Logan, UT

Juan Diego High School Performing Arts Center, Draper, UT

Layton High School Addition & Remodel, Layton, UT

Jordan High School Assessment, Sandy, UT

Blanding Elementary School, Blanding, UT

Cytiva Administration Building, Logan, UT

Provo Temple, Provo, UT

**Prior to MHTN*



CHRIS ZAHAS AICP

MARKET STRATEGY &
PROGRAMMING
Leland Consulting
Master of Urban and Regional Planning
Portland State University

- » American Planning Association
- » Western Planners Conference
- » Urbanism Next
- » Guest lecturer: Portland State University, University of Oregon
- » AICP # 019464

EXPERIENCE

Eagle Mountain Downtown Master Plan, Eagle Mountain, UT

North Salt Lake Town Center Market Study, North Salt Lake, UT

Draper Town Center Station Area Plan, Draper, UT

Ogden Onboard BRT TOD Study, Ogden, UT

Station Area Plans, West Valley City, UT

Commercial Centers Master Planning, Taylorsville, UT

Marmalade Block Redevelopment, Salt Lake City, UT

Economic Development Strategic Plan, Vineyard, UT

Redwood Road Corridor Study, Salt Lake City to South Jordan, UT

Johnson Street Property Redevelopment Plan, Missoula, MT

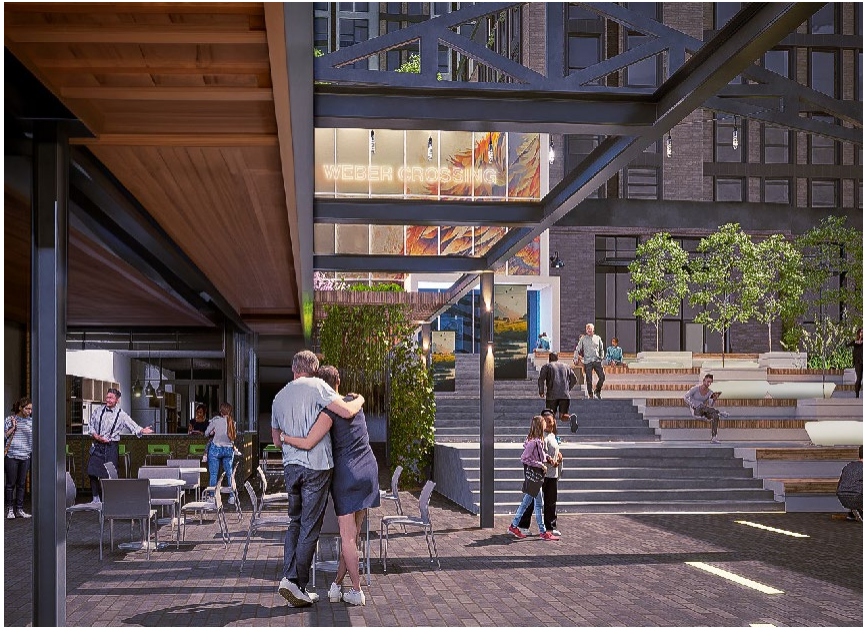
Downtown Civic Core Subarea Plan, Renton, WA

Downtown Housing and Revitalization Initiative, Boise, ID

Downtown Economic Vitality Transformation Strategy, Great Falls, MT

Downtown Market Strategy, Sioux Falls, SD

RELEVANT EXPERIENCE



WEBER CROSSING

Weber County (Public-Private Partnership)

650 Housing Units/50,000 SF of Commercial Space/800 parking stalls

Programming, Master Planning, Architecture, Landscape Architecture
Community Engagement, Signage and Wayfinding,
Experiential Graphic Design

Weber Crossing is a once-in-a-generation public-private partnership with Weber County to transform a prominent 3-acre Downtown Ogden site into a landmark mixed-use destination. The phased development will introduce housing, commercial space, enhanced streetscapes, a new paseo-parklet, and community amenities. Positioned to capitalize on OGX bus rapid transit and surrounding redevelopment, the project maximizes long-term economic value while strengthening placemaking, community connections, and fiscal benefits for Weber County and the City of Ogden.



DOWNTOWN PLAN

Saratoga Springs, Utah

2024 | 220 Acres

Master Planning, Urban Design, Placemaking Analysis, Landscape
Architecture, Active Transportation, Visual Design & Rendering

The Saratoga Springs Downtown Plan establishes a vision for a 20-acre gateway site at the center of the city's rapidly growing community. MHTN led planning and design services, developing design guidelines, land use recommendations, a planning framework, and economic strategies. The plan creates a walkable downtown with multimodal access, connected blocks, and public gathering spaces that support surrounding mixed-use development. Emphasizing the community's connection to nature, the planning process included extensive collaboration with the private landowner, stakeholders, and community members.



DOWNTOWN PLAN Eagle Mountain, Utah

2025 | 25 acres

Urban Design, Land Use Planning, Scenario Planning, Graphics/3D
Renderings, Project Management, Community Engagement

Inspired by the surrounding mountains, nature, and recreation opportunities, the Downtown Plan envisions a vibrant, pedestrian-friendly destination with shared streets, inviting public spaces, and intimate commercial areas for dining, shopping, and year-round community activities. Designed as the community's gathering place, the plan establishes a framework for phased implementation and year-round civic programming that guides future public and private investment while strengthening community identity.



CITY CENTER MASTER PLAN Millcreek, Utah

2018 | 100 Acres

Master Planning, Placemaking, Landscape Architecture

The Millcreek City Center Master Plan works in parallel with the City's ongoing General Plan process to consider how the stretch between Highland Drive and 1300 East could incorporate placemaking strategies in the creation of an identifiable vibrant City Center. The area includes redevelopment options for surface parking and aging commercial buildings providing possibilities to add mixed-use development and attract new economic opportunity and residents to the city. The plan includes a focused look at improving walkability and transportation alternatives.

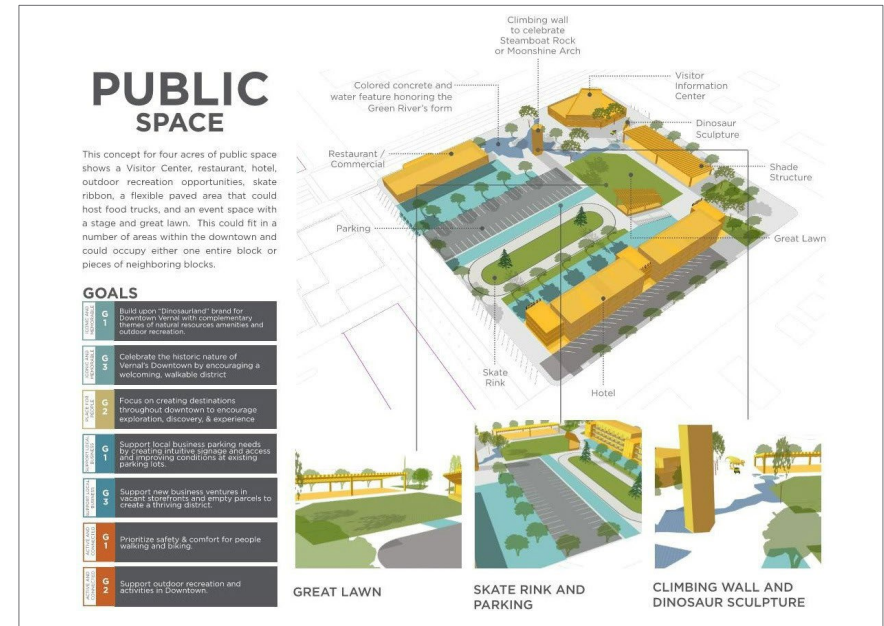


CITY CENTER MASTER PLAN North Logan, Utah

2025 | 61 Acres Core (200 acres Total)

Urban Design Land Use Planning, Scenario Planning,
Graphics/3D Renderings

The North Logan City Center Master Plan establishes a 30-year vision for a walkable, mixed-use downtown that supports sustainable growth while preserving the city's rural character. Through extensive community engagement, MHTN developed land use scenarios, market analysis, and detailed renderings to shape a vibrant retail and commercial center. Inspired by traditional New England Main Streets, the plan emphasizes durable materials, affordable housing, public-private partnerships, and a strong sense of place, creating a community-supported framework for future development.



DOWNTOWN REVITALIZATION PLAN Vernal, Utah

2020 | 54 Acres, Nine City Blocks

Master Planning, Placemaking, Landscape Architecture

Vernal's historic downtown exhibits indications of becoming vibrant but is relatively quiet. Heavy traffic and vacant storefronts enable the lack of pedestrian activity along the main thoroughfares. In recent years, Downtown Vernal has multiplied and draws thousands of people to their community events and nearby attractions, but not enough to support a thriving and active environment. Downtown Vernal has significant potential to become a retail hub with community events, activities, and walkable areas. A vibrant downtown Vernal will attract local residents, visitors and tourists to shop, dine, live and play.



SOUTH TOWN COMMERCIAL AREA PLAN

North Ogden, Utah

2023 | 22 Acres

Small Area Planning, Land Use Planning, Active Transportation, Urban Design, Graphics/3D Renderings, Project Management, Economic Development, Market Assessment | *In association with PSOMAS and ZBPF*

The North Ogden Washington Boulevard Plan reimagines a declining commercial corridor as a vibrant gateway and community destination. MHTN developed redevelopment strategies that transform surface parking and aging buildings into a mixed-use district supporting economic vitality. Central to the vision is the daylighting of Coldwater Creek, creating a new public open space that connects the site. The plan also enhances multimodal access, strengthens neighborhood connections, and incorporates market-driven recommendations and placemaking strategies to create a walkable, active commercial center.



DOWNTOWN MASTER PLAN

South Ogden, Utah

2026 | 69 Acres

Implementation Roadmap, Active Transportation, Urban Design, Downtown Vision, Community Engagement, Land Use Planning, Scenario Planning, Graphics/3D Rendering, Project Management

The South Ogden Downtown Plan transforms an auto-oriented commercial district characterized by expansive surface parking, inconsistent building placement, and limited pedestrian amenities into a connected, walkable downtown centered on vibrant public spaces and mixed-use development. Grounded in market realities and shaped through extensive public engagement, it provides an actionable roadmap for long-term economic growth, placemaking, and implementation. The plan works to improve multimodal connections, encouraging strategic redevelopment, and establish a strong urban design framework to create a cohesive vision that reflects the community's identity.

REFERENCES

MIKE WINDER

Millcreek City Manager
801.633.1300
mwinder@millcreekut.gov

QUINN BENNION

Vernal City Manager
435.828.1002
qbennion@vernalcity.org

SCOTT MENDOZA

Weber County Economic Development
801.399.8769
smendoza@webercounty.gov

STEVE MUMFORD

Eagle Mountain Asst City Manager
801.420.3254
smumford@eaglemountain.gov

ANTHONY KOHLER

Heber City Community Development Director
435.654.4830
tkohler@heberut.gov

DOUG MELDRUM

Saratoga Springs Economic Development Dir.
801.836.2211
DMeldrum@saratogasprings-ut.gov

SCOTT PERKES

North Logan Community Development Dir.
435.752.1310 ext. 113
sperkes@northlogancity.gov

